Bill Garrett Davidson County
Batch# 119615 DEEDWARR
07/24/2018 10:46:23 AM 2 pgs
Fees: $13.00 Taxes: $841.75
20180724-0072016

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Eastland Construction, Inc.
Southfork Blvd.
Old Hickory, TN 37138

MORTGAGEE
Legends Bank

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
063-16-0C-013.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Russell E. Parrish, Trustee, with full power to sell, transfer, convey, lease, mortgage, or encumber without the joinder of any beneficiary,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Eastland Construction, Inc.,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Units No. 13, 14, 15, 20, 21, 22 and 23 on the plan of A Horizontal Property Regime Section One, Hermitage Springs Townhomes, of record in Instrument 200108010081514, Register's Office for Davidson County, Tennessee.

And being the same property conveyed to Russell E. Parrish, Trustee, with full power to sell, transfer, convey, lease, mortgage, or encumber without the joinder of any beneficiary, by deed from Donald Breeding, a married man, of record in Instrument No. 201606070057129, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions, and Restrictions for Hermitage Springs Townhomes in Instrument No. 20001206-0120233, as amended in Instrument No. 20020130-0013464; Instrument No. 20031006-0147712, Instrument No. 20040226-0022056; Instrument No. 20060815-0100265; Instrument No. 20141208-0111982; and Instrument No. 20160921-0099328; By Laws of record in Instrument No. 20010712-0074536, as amended in Instrument No. 20030808-0113486; Attorney's Certification in Instrument No. 20010717-0075891; Charter of Hermitage Springs Townhomes Association, Inc. in Instrument No. 20010716-0075385; Public Utility Easements conveyed to Cumberland Utility District in Book 8007, Pages 232, 237, and 240; Quitclaim Deed for common area in Instrument No. 20150512-0043619; Boundary Plat of Hermitage Springs of record in Instrument No. 20010703-0070299; easements, covenants conditions and all matters and notes as shown on the plan of record in Instrument No. 20010801-0081514, Register's Office for Davidson County, Tennessee.

This is the part of the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the grantee.

This is unimproved property known as **Southfork Blvd. Old Hickory, TN 37138.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 23rd day of July, 2018.

Trustee

Russell E. Parrish, Trustee

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Russell E. Parrish, Trustee, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of July, 2018.

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 1.7.20

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $227,500.00.

AFFIANT

Subscribed and sworn to before me this 23rd day of July, 2018.

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 1.7.20